

050.0

0002

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

775,200 / 775,200

USE VALUE:

775,200 / 775,200

ASSESSED:

775,200 / 775,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		RUSSELL TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MEGUERDITCHIAN DIKRAM

Owner 2:

Owner 3:

Street 1: 635 MASS AVE UNIT 10

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: N
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,989 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Wood Shingle Exterior and 1692 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8989		Sq. Ft.	Site		0	70.	0.77	11									482,770						482,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8989.000	285,900	6,500	482,800	775,200		34885
							GIS Ref
							GIS Ref
							Insp Date
							10/04/18

1 of 1

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USER DEFINED

Prior Id # 1:	34885
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	19:15:40
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID 050.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	285,800	6500	8,989.	482,800	775,100	775,100	Year End Roll	12/18/2019
2019	101	FV	226,600	6500	8,989.	482,800	715,900	715,900	Year End Roll	1/3/2019
2018	101	FV	234,500	6500	8,989.	324,100	565,100	565,100	Year End Roll	12/20/2017
2017	101	FV	234,500	6500	8,989.	310,400	551,400	551,400	Year End Roll	1/3/2017
2016	101	FV	234,500	6500	8,989.	282,800	523,800	523,800	Year End	1/4/2016
2015	101	FV	220,700	6500	8,989.	227,600	454,800	454,800	Year End Roll	12/11/2014
2014	101	FV	220,700	6500	8,989.	203,500	430,700	430,700	Year End Roll	12/16/2013
2013	101	FV	220,700	6500	8,989.	193,100	420,300	420,300		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17110-515		6/1/1986		179,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/24/2016	2079	Porch	4,900	C				repair front porch
7/1/1994	314	Manual	6,400					REPAIR FRONT PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	PH	Patrick H
4/28/2009	Meas/Inspect	189	PATRIOT
1/18/2000	Inspected	243	PATRIOT
1/6/2000	Mailer Sent		
1/4/2000	Measured	263	PATRIOT
12/21/1995			

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH											
Type:	6 - Colonial		Full Bath:	1	Rating: Good	A Bath:		Rating:															
Sty Ht:	2A - 2 Sty +Attic		3/4 Bath:		Rating:	A 3QBth:		Rating:															
(Liv) Units:	1	Total: 1	1/2 Bath:		Rating:	A HBth:		Rating:															
Foundation:	3 - BrickorStone		OthrFix:	1	Rating: Good																		
Frame:	1 - Wood		OTHER FEATURES																				
Prime Wall:	1 - Wood Shingle		Kits:	1	Rating: Average	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
Sec Wall:		%	A Kits:		Rating:	Other																	
Roof Struct:	1 - Gable		Fpl:		Rating:	Upper																	
Roof Cover:	2 - Slate		WSFlue:		Rating:	Lvl 2																	
Color:	GREY					Lvl 1																	
View / Desir:						Lower																	
GENERAL INFORMATION						CONDOS INFORMATION																	
Grade:	C - Average		Location:			Total Units:																	
Year Blt:	1900	Eff Yr Blt:		Floor:																			
Alt LUC:		Alt %:		% Own:																			
Jurisdct:		Fact:	.	Name:																			
Const Mod:																							
Lump Sum Adj:																							
INTERIOR INFORMATION						DEPRECIATION						REMODELING						RES BREAKDOWN					
Avg Ht/FL:	STD		Phys Cond:	AG - Avg-Good	26.	%	Exterior:		No Unit	RMS	BRS	FL											
Prim Int Wall:	2 - Plaster		Functional:			%	Interior:		1	8	4												
Sec Int Wall:		%	Economic:			%	Additions:																
Partition:	T - Typical		Special:			%	Kitchen:																
Prim Floors:	3 - Hardwood		Override:			%	Baths:																
Sec Floors:		%					Plumbing:																
Bsmnt Flr:	12 - Concrete						Electric:																
Subfloor:							Heating:																
Bsmnt Gar:							General:																
Electric:	3 - Typical																						
Insulation:	2 - Typical																						
Int vs Ext:	S																						
Heat Fuel:	1 - Oil																						
Heat Type:	5 - Steam																						
# Heat Sys:	1																						
% Heated:	100		% AC:																				
Solar HW:	NO		Central Vac:	NO																			
% Com Wall:			% Sprinkled:																				
MOBILE HOME						Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS						PARCEL ID 050.0-0002-0006.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
3	Garage	D	Y	1	28X20	A	AV	1915		19.46	T	40	101			6,500		6,500					
More: N	Total Yard Items:	6,500		Total Special Features:			Total:	6,500															